



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3013116

Applicant Name: Sunny Ausink for Nexius Solutions

Address of Proposal: 9417 Roosevelt Way NE

SUMMARY OF PROPOSED ACTION

Land Use Application to establish a minor communication utility (Nextnav Wireless) consisting of one antenna to an existing monopole. Ancillary equipment to be installed near the base of the monopole.*

*Note - The project description has been revised from the following original notice of application: Land Use Application to allow an expansion of a minor communication utility (Nextnav Wireless) consisting of one additional antenna to an existing monopole. Ancillary equipment to be installed near the base of the monopole.

The following approval is required:

SEPA - Environmental Determination (SMC Chapter 25.05)

(Note: It was determined after further review of the proposal and after noticing the application that an administrative conditional use (ACU) permit approval is not required.)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Vicinity Description

The proposal site is situated on the west side of Roosevelt Way Northeast between Northeast 94th Street and Northeast 95th Street, in the Maple Leaf area of Seattle. The property contains a total area of approximately 4,500 square feet (sq. ft.). The parcel and the existing structures are within a Lowrise 2 (LR2) zone subject to the regulations of the Northgate Overlay District (NG). Development on the site consists of a 150' tall monopole and a one-story 500 sq. ft. concrete unmanned equipment building. Currently, multiple carriers (Verizon Wireless and Clearwire Wireless) have antennas installed on the monopole with various accessory equipment cabinets on the ground.

Surrounding property is zoned as LR2 to the south and north; and Lowrise 2 Residential Commercial (LR2 RC) to the east. Single Family Residential (SF 5000) zoned property resides just west of the subject site. Existing development in the vicinity of the proposal includes commercial uses, townhomes, apartments and single family residences surrounding the site.

Proposal Description

The proposed project consists of the installation of a minor communication facility for Nextnav Wireless. The facility will consist of one omni antenna to enhance GPS (Global Positioning System) technology in the area. The omni antenna will be installed 115.5' above grade, measured to the highest point of the antenna. The antenna will be 7.08' in length and attached to the existing 150' monopole. All associated cabling will be mounted against the monopole and routed to associated ground-related radio equipment. The radio equipment will be attached to a steel "H" frame mounted on the ground and located behind an existing fence. The antennas and associated infrastructure will be painted to match the color of the monopole.

Public Comments

The public comment period for this project ended March 14, 2012. DPD received one written comment regarding this proposal. The neighbor expressed concerns regarding possible health impacts due to exposure to electromagnetic radiation emissions and the collective negative effects to existing views and property values of allowing multiple carriers on one site.

SEPA ANALYSIS

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was originally made in the environmental checklist submitted by the applicant dated February 15, 2012. The information in the checklist, applicant's statement of Federal Communication Commission Compliance, supplemental information and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between the City's codes, policies and environmental review. The Overview Policy states, in part: "*Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. It may be appropriate to deny or mitigate a project based on adverse environmental impacts in certain circumstances as discussed in SMC 25.05.665 D1-7. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

Short - term Impacts

The following temporary or construction-related impacts are expected; decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment

and personnel; conflict with normal pedestrian movement adjacent to the site; increased greenhouse gas emission due to construction-related activities; and, consumption of renewable and non-renewable resources. Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically, these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way, and sidewalk repair); and 2) Building Code (construction measures in general). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts. Further discussion of short-term greenhouse gas emissions follows.

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacturing of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

Long - term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal, namely increases in demand for energy and increased generation of electromagnetic radiation emission. These long-term impacts are not considered significant or of sufficient adversity to warrant mitigation. Due to public concerns expressed about electromagnetic radiation, this, as well as, air quality impacts are further discussed below.

Environmental Health

The Federal Communications Commission (FCC) has pre-empted state and local governments from regulating personal wireless service facilities on the basis of environmental effects of radio frequency emissions. As such, no mitigation measures are warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

The applicant has submitted a "Statement of Federal Communication Commission Compliance for Personal Wireless Service Facility" and an accompanying "Affidavit of Qualification and Certification" for this proposed facility giving the calculations of radio frequency power density expected from this proposal and attesting to the qualifications of the Professional Engineer who made this assessment (B. J. Thomas, P.E.). This complies with the Seattle Municipal Code Section 25.10.300 that contains Electromagnetic Radiation standards with which the proposal must conform. The Department's experience with review of this type of installation is that the EMR emissions constitute a small fraction of that permitted under both Federal standards and the standards of SMC 25.10.300 and therefore, pose no threat to public health. Warning signs at every point of access to the transmitting antenna shall be posted with information of the existence of radiofrequency radiation.

Air Quality

Operational activities, primarily vehicular trips associated with the project and the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

Summary

In conclusion, several effects on the environment would result from the proposed development. The conditions imposed at the end of this report are intended to mitigate specific impacts identified in the foregoing analysis, to control impacts not adequately regulated by codes or ordinances, per adopted City policies.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

SEPA CONDITIONS

None.

Signature: _____ (signature on file)
Tamara Garrett, Land Use Planner
Department of Planning and Development

Date: May 17, 2012

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